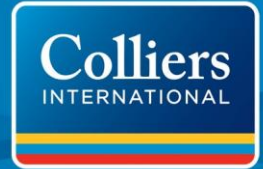


TO LET (MAY SELL)

DETACHED MODERN OFFICES



Lygon Court Hereward Rise, Halesowen B62 8AN

KEY FEATURES

- Modern office building
- Excellent on site car parking (1:214 sq ft)
- Close proximity to M5 Junction 3
- ½ mile to Halesowen Town Centre

4,936 - 19,744 sq ft

*potential to extend to 24,680 sq ft

CONTACT US

Viewing is strictly by prior appointment
with Colliers International, through:

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Lygon Court, Hereward Rise, Halesowen, B62 8AN

LOCATION

Halesowen is located to the west of the West Midlands conurbation. Birmingham city centre is located 8 miles to the east. The town is 2 miles west of Junction 3 of the M5 motorway, which gives access to the national Midland's motorway network. The town's main arterial roads are the A458 which leads eastwards into Birmingham, the A456 which is the link to the motorway and the A459 which leads north into the Black Country.

Lygon Court lies in a prominent position on the corner of the A459 Dudley Road and Hereward Rise. Halesowen town centre is ½ a mile to the south offering an abundance of amenities.

DESCRIPTION

Lygon Court is a modern office building arranged over ground and three upper floors. The building provides open plan accommodation with good natural light. All floors are served by two passenger lifts and there are WC's on each floor.

The accommodation is to be comprehensively refurbished to a 'Grade A' specification to include: -

- New entrance / reception
- New external cladding
- Comfort cooling
- Raised access floors
- New suspended ceilings
- LG lighting
- Refurbished toilets & common areas.

TENURE

The property is available to lease a full repairing and insuring basis, subject to flexible lease terms.

RENT

£12.50 per sq ft, per annum (this assumes a full Grade A refurbishment). Reduced levels of refurbishment are available at a reduced rent.

SERVICE CHARGE

An estate service charge is payable in respect of landscaping, external maintenance, the provision of security and the general upkeep of the whole site.

FLOOR AREAS

The property has the approximate total net internal floor areas:

Demise	Sq Ft	Sq M
Ground Floor	4,936	458.57
First Floor	4,936	458.57
Second Floor	4,936	458.57
Third Floor	4,936	458.57
TOTAL	19,744	1,834.28

*Ability to add an additional floor to provide a total of 24,680 sq ft (subject to planning)

CAR PARKING

There is a split level, fully lit car park on site providing a total of 92 on site marked car parking spaces (1:222 sq ft)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction

VIEWING

By prior appointment with agents, Colliers International.
Contact: Douglas Bonham 0121 265 7616

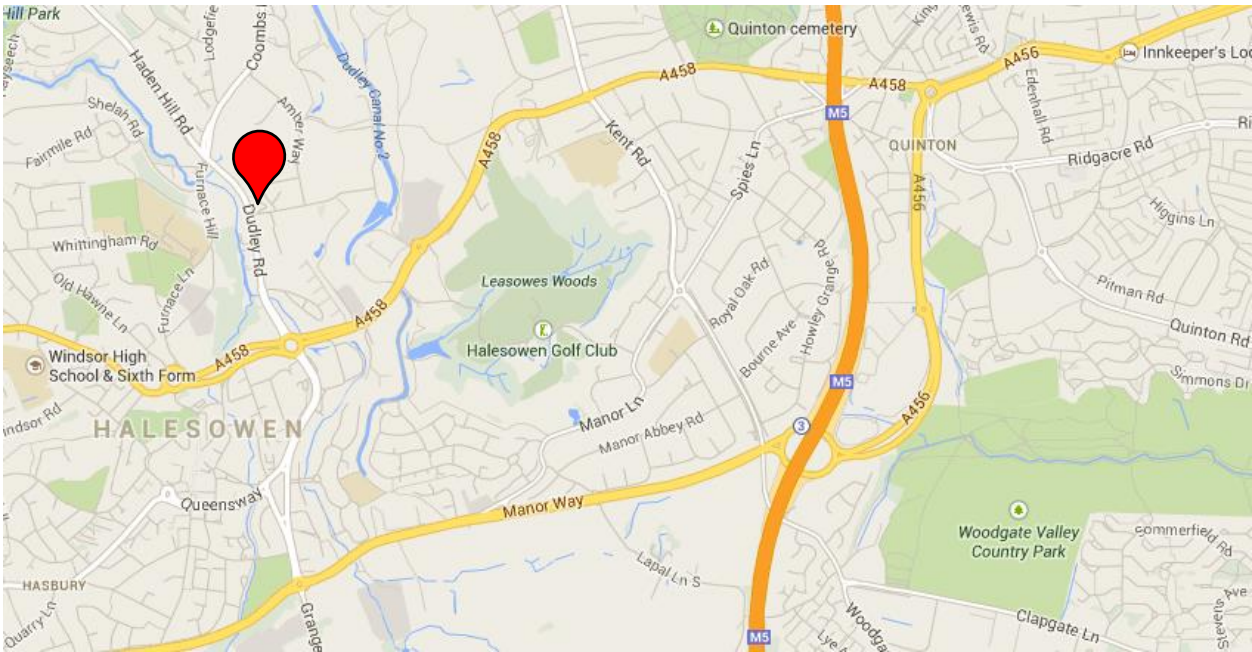
Misrepresentation Act

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Lygon Court, Hereward Rise, Halesowen, B62 8AN



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Energy Performance Certificate Non-Domestic Building



Lygon Court
Hereward Rise
HALESOWEN
B62 8AN

Certificate Reference Number:
0490-0139-7419-5009-6096

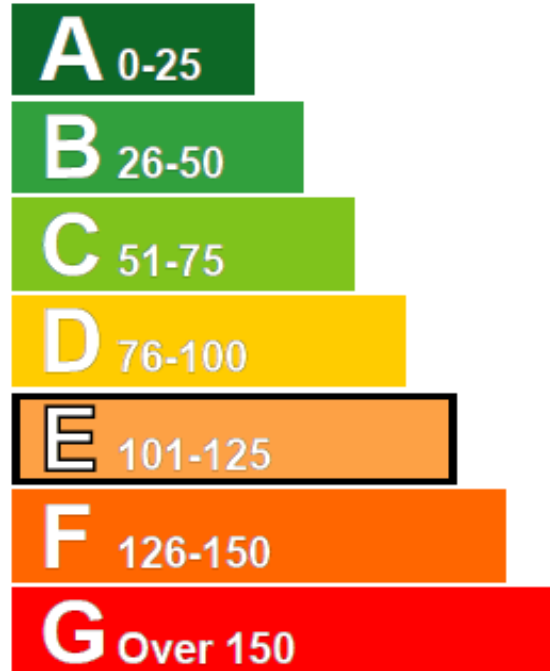
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 125 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 2253
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 69.31

Benchmarks

Buildings similar to this one could have ratings as follows:

37 If newly built

99 If typical of the existing stock